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MINUTES FOR THIRD BASE REALIGNMENT AND CLOSURE CLEANUP TEAM MEETING
HELD 18 JANUARY 1995 KANSAS CITY MO
1/19/1995
RICHARDS GEBEUR AIR FORCE BASE

19 January 1995

OL Q, AFBCA
15471 Hangar Road
Kansas City, MO 64157-1220

SUBJECT: BRAC Cleanup Team (BCT) Meeting Minutes, 18 January 95

1. The third BCT meeting for Richards-Gebaur AFB was held at the Base on 18 January 1995 at 10:00 o'clock a.m. in the Conference Room at 15471 Hangar Road, Kansas City, MO. Mr. Mark Esch, BRAC Environmental Coordinator, OL Q, AFBCA, facilitated the meeting. He welcomed the group introduced Mr. Robert Koke, project manager, USEPA, as a new member replacing Ms. Karen Flournoy from USEPA.

2. BCT members present included:
P. Mark Esch, OL Q, AFBCA
Bob Geller, MDNR
Bob Koke, USEPA
Others present included:
Glenn Golson, MDNR
Marilyn Kubler, S&C Advertising & Public Relations
Lynn Hicks, Hostetler & Associates (stenographer)

3. Mr. Esch asked for corrections or additions to the December meeting minutes, hearing none, they were approved and will be published for final record.

4. Mr. Esch handed out a Richards-Gebaur BCT Issues List to discuss at this month's meeting. It was noted by Mr. Geller that the POL Yard was missing and he requested that it be included in the agenda at next months BCT meeting. Mr. Esch agreed to include the POL Yard for the February meeting.

5. Mr. Geller asked the purpose of having verbatim minutes taken at the BCT meeting. Mr. Esch explained that it is for the purpose of the Air Force to include all discussions so that the Department of Defense (DOD) has a record of what is being said and why certain decisions were made. MDNR is concerned about the waste of funds. He said that all decisions from the State would be put into writing. Mr. Geller added that the minutes and summaries as provided by Ms. Kubler are adequate for the intent of the meeting from the State's purpose. MDNR recommended to dispense with verbatim minutes. EPA concurred and said that any decisions that are made would have to come in writing on letterhead. Mr. Esch responded that he would see if the Air Force could get a waiver on the minutes. MDNR has no problem with tape recording the minutes.

MDNR said that this would be an action item for the Air Force to get back with the rest of the team and if DOD demands a verbatim transcript they reserve the right to not speak at the meetings.

6. Dames & Moore (contractors) have drafted the Basic Work Plan & Procedures and the Air Force is waiting on MDNR to return the draft. It was decided that the Air Force needs to advise MDNR regarding the turnaround time so that deadlines can be met. MDNR also requires 6 copies of drafts in order to expedite the turnaround time. MDNR also encouraged the Air Force to do direct mailings and reference in the cover sheet that the project is being coordinated with Glenn Golson and it needs to be reviewed.

7. A Notice of Pending Violation (NOV) is a possible issue for the Kansas City Aviation Department and it raises concerns. Because KCAD is the caretaker of the property the Air Force is taking a look at their position since KCAD may not be in compliance with the regulations.

8. The BCT discussed the issues list. The BCT decided to begin with the highest priorities on the list. Mr. Esch explained the CERFA categories and how they are arrived at for each parcel and parts of each parcel. At the present time MDNR has not concurred with the CERFA categories on the parcels as described by the Air Force. Categories 1-4 can be transferred; categories 5-7 cannot be transferred; any parcel can be leased. CERFA does not address ground water. MDNR cannot agree until the ground water has been addressed. MDNR believes that ground water data is very limited and possibly needs further study. Mr. Geller stated that the number one goal, as far as the CERFA, is to incorporate the comments, whether they're errata sheets that the Air Force produced or comments that MDNR provided, and update the baseline survey. MDNR recommended that the BCT look at the sites and based on every bit of information available determine the category. He said that those may change depending on how long it takes to look at some of the areas and what data is available.

9. The Belton Training Complex was discussed. The southern portion and the western portion were categorized as pristine because no activity was detected. Mr. Esch said they had used a magnetometer to go over the land and had found some anomalies but not in the pristine area. He asked if the BCT should change the category of the parcel or accept it as it is now. The whole parcel was categorized as a seven (7). It is being reused as a training area for the Army. The BCT agreed that the training complex should go on the shelf until a survey has been completed. That comprises 43% of the property. If the Air Force has the funds to do the study it should be complete by July or August 1995. As far as the reuse goes, the Army Reserve is using it under a permit. It's being fully utilized from its future reuse in the reuse plan.

10. The Weapons Storage Area has twenty six (26) anomalies noted. BCT agreed that the area be reclassified as a seven (7). Whatever is agreed upon will be followed up in writing.

11. The Billeting Area is a two (2) category and the Air Force studies show no indication of anything serious. This property

will go to the Marine Corps. Kansas City has a permit from the Air Force to use the property and leases it to the Marines. With regard to lead-based paint, this property can be transferred because these buildings are not permanent residences nor have waiting areas. The asbestos will be fully disclosed to the Marines. There are no visible emissions and everything is in good condition. This would be a permanent transfer and MDNR would have to sign off and have a visible site inspection (VSI) within 6 months of the transfer or lease. MDNR agreed only if surveys on asbestos and lead based paint be completed. The Air Force planned to do an asbestos survey but policy does not permit a lead based paint survey. MDNR requested copies of DOD policies on lead base paint and asbestos. MDNR cannot agree to change the category until they see guidance documents on asbestos and lead based paint. Anything that effects human health must be considered before transfer. MDNR recognized that lead based paint and or asbestos may not have an effect on the CERFA categorization, they understood that was a preferred option for the public, for the Air Force, and for the regulators, to have a clear disclosure of what potential threats are there before the property is deed transferred. The Air Force agreed to provide the necessary policies regarding lead based paint and asbestos.

12. Parcel classification was discussed and MDNR advised that each parcel should have one category. The parcels have to be identifiable so that you can see a boundary. It must be manageable. MDNR recommended that as information comes in that describes a parcel as a clean area it should be clearly identified and categorized accordingly. The Air Force said to go to the original EBS and incorporate the ERRATA Sheet and BCT comments and change the category. MDNR said that they expect to see new parcel categorization and to rename it a CERFA Parcel.

13. BCT agreed to categorize the Fire Training area as a seven (7).

14. The Air Force asked EPA if they could task one of their contractors to compile existing data into a summary and evaluate their findings to make some recommendations regarding ground water. MDNR suggested that the Air Force draft a scope of work for a contractor and fax it to MDNR and EPA who in turn would pass it to DGLS and the Corps of Engineers and ask for input. The BCT agreed to a three week time frame on this task.

15. BCT agreed on the scope of work needed to close IRP site ST007. They agreed to additional confirmatory borings, another couple of rounds of ground water samples conducted during different seasons, and finally going in and removing the vents and landscaping the area. This is a high priority area because all the land around it is being leased and it's in the best interest of the community to proceed.

16. The BRAC cleanup plan was discussed. The BCT should review it and send in their revisions by 10 Feb.

17. The BCT discussed the AOC Drainage Pond. The City of Little Blue Valley doesn't have a record that the Air Force has a permit to dispose of storm water in their sewer system. The Air Force believes that under an agreement where they paid \$1.5 million to Little Blue Valley to update their sanitary system, covering the base, that they were hooked on line as a user. The Air Force requested from MDNR that they be allowed to maintain an oil and water separator while other options come into play. MDNR agreed that something else needs to be in place while the biocell is in use. MDNR agreed to work with the UST folks to get an extension. A fence and signs were agreed upon to deter access to the area.

18. BCT discussed the scope of work needed to confirm the extent of contamination at the AOC Central Drainage Area. Lead concentration was found in the sediments 10 times above the action level. The surface water in the drainage area appears clean but no samples were taken. MDNR advised the Air Force to sample the surface water, decide how serious it is, and include PCB sampling in the sediments.

19. BCT agreed that baseline assessments would state how clean the parcels are using CERFA designation as the bottom line. The EBS will be updated to show new information regarding reclassification.

20. The RAB needs to be part of the decision to place warning signs on parcels so they understand why it's needed.

21. BCT decided that the supporting data is sufficient to close AOC USMC swale.

22. The meeting was adjourned. The next BCT Meeting is tentatively scheduled for the 9th of Feb. at 9:00 a.m., the RAB Meeting is scheduled for the 8th of Feb. at 7:00 p.m. at the Grandview City Hall.

Marilyn Kubler
BRAC Community Relations Coordinator
Recorder

P. Mark Esch
BRAC Environmental Coordinator